

INTERNAL MEMORANDUM

To: David Cross
From: Matt Davies (Ecologist)
Ext: 5278
Memo number: 1
Date of previous memo: -
Date: 02/11/2023

SUBJECT: P/23/0254 | Variation of condition 1 of planning permission P/18/0399 (relating to a new coffee shop with drive thru) to extend the period of time for development to commence by a further 5 years (renewal) | Land To The South Of Cyfarthfa Retail Park Swansea Road Merthyr Tydfil

Area of grassland, scrub and small trees well linked to the screening habitat running alongside the A470.

Designated sites within 500m of the application site:

- Site of Special Scientific Interest (SSSI) – x1 (Cwm Glo a Glyndyrys, c.323m from site);
- Sites of Importance for Nature Conservation (SINC) – x4 (closest, Cwm Glo, c.232m from site);
- NRW Priority Area (Heathland and Grassland) – x1;
- Within a Buglife B-Lines Area

Priority and protected species within 500m of the application site:

- Birds (including Schedule 1¹ and Section 7² species);
- Fish (including Section 7² species);
- Fungi (including Section 7² species);
- Invertebrates (including a record for marsh fritillary butterfly, c.745m from site and other Section 7² species);
- Bats (closest roost record for unidentified bat species, c.541m from site);
- Otter;
- Water vole;
- Harvest mouse;
- Weasel;
- Hedgehog;
- Reptiles;
- Amphibians (including great crested newt, closest record c.541m from site);
- Vascular plants

A Preliminary Ecological Appraisal (PEA) of the site (undertaken by a suitably qualified and experienced ecologist) is required. This must provide sufficient information for the local planning authority to assess any potential adverse impacts of the proposed

¹ Wildlife & Countryside Act 1981 (as amended)

development on priority and protected species and/or habitats, or to identify what further information is required before a full assessment is possible.

The results of the PEA will be used to inform whether further surveys are required, or to establish the need for and extent of any mitigation and compensation measures required as part of the proposed development.

An Aderyn data search is required from SEWBReC (Package C 2km).

NB the scheme will need to conform to the recently published Chapter 6 of Planning Policy Wales 12, including, but not limited to:

- Signposting to the Building with Nature standards;
- Demonstration of a Net Benefit for Biodiversity + the Step-wise Approach; and
- Submission of a Green Infrastructure Statement